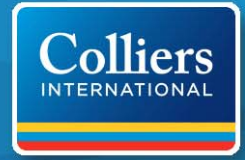


FOR LEASE > OCEANIC BUSINESS PARK



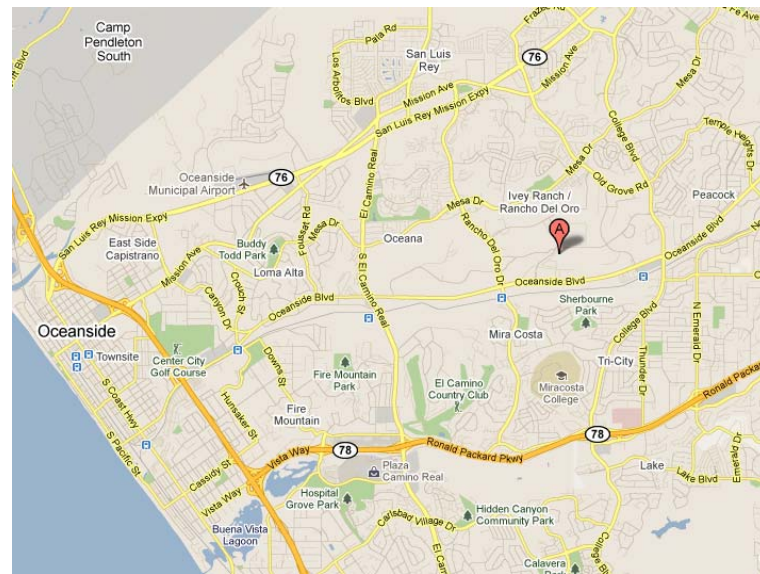
12,610 SF Industrial Building

4015 AVENIDA DE LA PLATA, OCEANSIDE, CA 92056



Property Features:

- > Approximately 12,610 SF industrial building
- > Divisible into two separate suites (see floor plan on reverse):
 - Suite 401: 6,305 SF
 - Suite 402: 6,305 SF
- > Loading: two (2) grade level doors (14' x 14') / dock loading
- > 22' clear height
- > 600 amps, 120/208 volt, 3 phase power
- > Parking ratio: 3.0/1,000 SF
- > Year built: 2004
- > Convenient access to Hwy-76, Hwy-78 and I-5



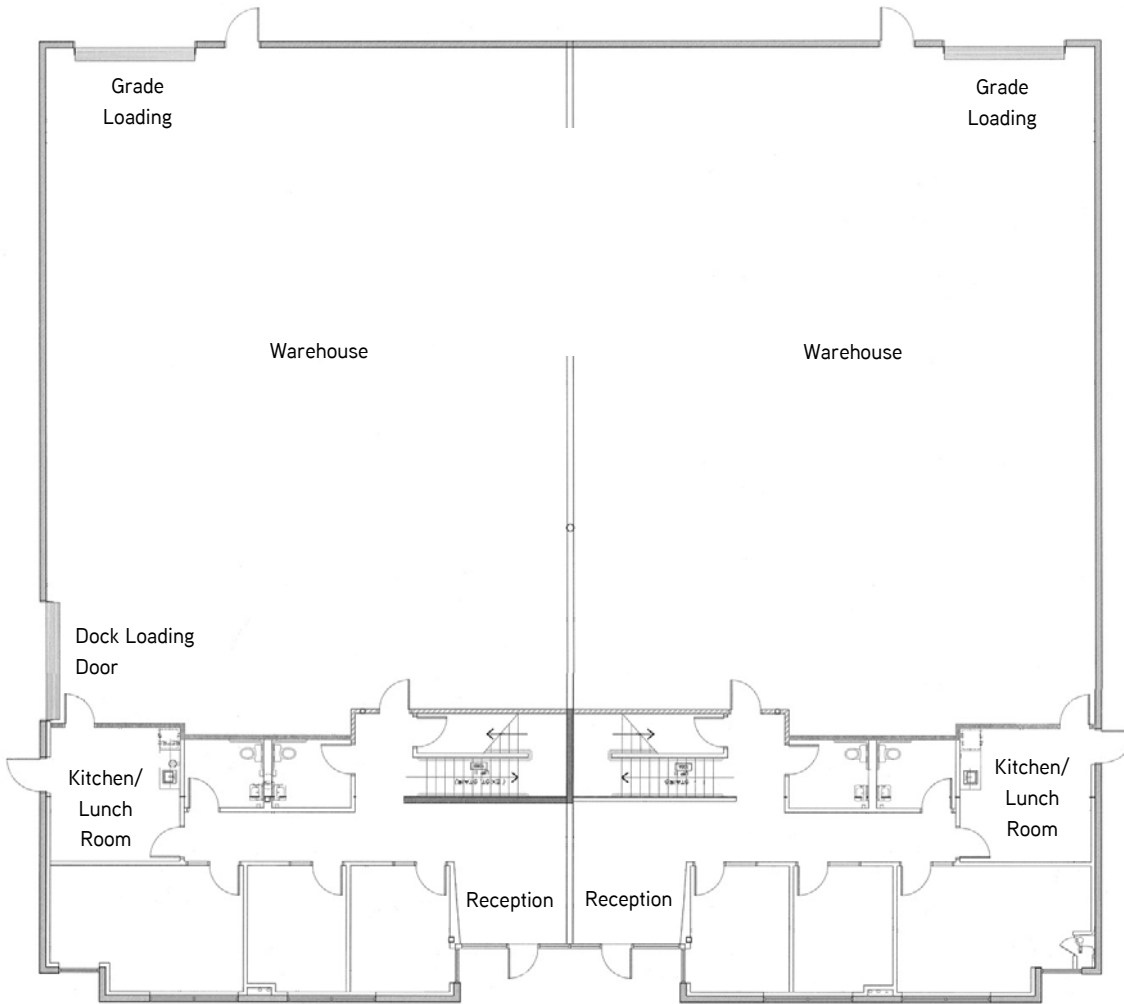
LEASE RATE: \$0.75 / SF MG

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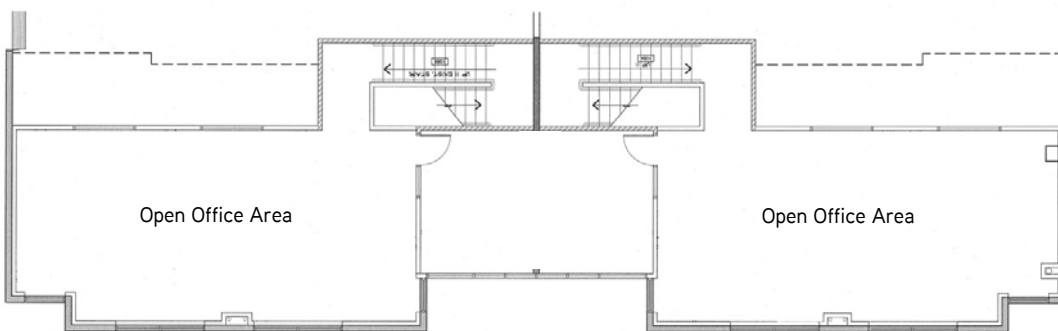
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4015 Avenida de la Plata > Floor Plan



SECOND FLOOR



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